

CHAPTER 5:

BUILDING DESIGN REQUIREMENTS

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CHAPTER 5: BUILDING DESIGN REQUIREMENTS

Section 5.1 Purpose and Applicability

The purpose of this Chapter is to ensure architectural compatibility and the establishment and preservation of architectural character throughout the Town. Enumerated in the sections below are general requirements for all buildings as well as requirements specific to building use and typology. All new construction that is visible from a public street shall conform to the architectural requirements of this Chapter.

Section 5.2 General Requirements for All Buildings

- A. The primary entrance shall be architecturally and functionally designed on the front façade facing the primary public street.
- B. The front façade of the principal structure shall be parallel to the front lot line and street.
- C. Ground mounted mechanical equipment shall be located to the rear or side yard and screened from view of the street. Roof-mounted mechanical equipment shall be screened from view by a parapet wall or screen wall matching the primary building materials.
- D. Fences shall be constructed with the finished side facing the adjacent property or street.

Section 5.3 Residential Buildings

5.3.1 Multi-family Residential Buildings

- A. Exterior walls of multi-family residential buildings shall be at least 50 percent brick, stone, or other materials similar in appearance and durability. Vinyl siding, cast concrete, stucco, and wood may be used as minority elements or accent materials on walls that are visible from the public street provided that they do not compose greater than 50 percent of the façade. Two (2) wall materials may be combined horizontally on one façade. The heavier material shall be below.



Mostly Brick and Stone with Vinyl Accents



All Vinyl Siding

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- B. Roof materials shall be asphalt shingles, standing seam metal, slate, tile, or similar materials. The primary roof of a multi-family residential building shall be pitched and shall have a slope of between 4:12 and 12:12. Secondary roofs may be flat and shall have a parapet wall with a cap. Architectural elements such as height variations, dormers, cupolas, towers, and other similar elements shall be incorporated into the roof design in order to add visual interest to large expanses of roof area that are visible from a public street. Roofs shall be in scale with the building and shall have an overhang of nine (9) inches or more to facilitate proper water run-off.



Proportional roof with variation and overhang



Shallow roof with no variation or side overhang

- C. Multiple-car garages on the front façade of any multi-family dwelling unit should utilize separated individual doors.



Single-Car Garage on Front Facade



Two-Car Garage on Front Facade

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- D. Wall and roof articulations shall be designed into all multi-family residential buildings not less than every 40 feet along a building façade.



With Wall and Roof Articulation



No Wall and Roof Articulation

- E. Exterior stairs and open circulation corridors for multi-family residential structures shall not be located on the front façade.

5.3.2 Manufactured Homes (on individual lots)

A manufactured home must bear a seal certifying that it was built to the standards adopted on July 13, 1994, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies each of the following additional criteria:

- A. Manufactured homes on individual lots shall be multi-sectional. Single-wide manufactured homes shall not be permitted on individual lots.
- B. The exterior siding shall consist of wood, hardboard, vinyl, brick, or similar material and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
- C. A continuous masonry curtain wall foundation shall be installed under the perimeter, unpierced except for required ventilation and access. Exposed standard concrete block is not permitted.
- D. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.
- E. A permanent front porch of at least 32 square feet in area shall be constructed within six (6) inches of the floor elevation and be fully underpinned to completely conceal area beneath porch and unit. All secondary entrances and exits to the manufactured home shall also have concrete steps or similar approved steps.

Section 5.4 Commercial and Mixed Use Buildings

5.4.1 Commercial and Mixed Use Buildings

5.4.1.1 Materials

- A. Exterior walls visible from the public street shall be at least 75 percent brick, split-face concrete block, stucco, stone, or other materials similar in appearance and durability.

- B. Vinyl siding, standard concrete block, cast concrete, and metal may be used on building walls not visible from a public street or as minority elements or accent materials on walls that are visible from the public street provided that they do not compose greater than 25 percent of the façade.
- C. Two (2) wall materials may be combined horizontally on one façade. The heavier material should be below.
- D. Pitched roofs should be clad in standing seam metal, slate, asphalt shingles or similar material. Long span metal panels may be used on pitched roofs that are not visible from the street.
- E. All accessory buildings shall be clad in materials similar in appearance to the principal structure.

5.4.1.1 Configuration

- A. Roof pitches less than 3:12 and flat roofs shall require a parapet wall on all sides visible from the street. Parapet walls or screen walls that match the building materials shall fully screen all roof-top mechanical equipment from the street.
- B. A pitched roof shall have eaves a minimum of nine (9) inches from the building face.
- C. At least 40 percent of the length of the first floor on primary street fronting facades shall be in windows or doorways. Street level windows shall be visually permeable. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation. A window shall be measured as follows:
 - Maximum Sill Height (first floor): 42 inches
 - Minimum Area: 16 square feet
 - Minimum Width: 3 feet
 - Minimum Height: 4 feet
- D. For buildings on a corner, the first floor secondary street façade shall be at least 10 percent windows. A window or functional general access doorway shall be located along the length of the facade at least every 20 feet. Faux or display casements may be considered by the Planning Board.
- E. Residential uses in mixed use buildings shall not be located on the street level.
- F. When used, awnings and canopies shall be placed at the top of window or doorway openings. No awning shall extend more than the width of the sidewalk or 10 feet, whichever is less. Awnings must be self-supporting from the wall. No supports shall rest on or interfere with the use of pedestrian walkways or streets. In no case shall any awning extend beyond the street curb or interfere with street trees or public utilities.
- G. Canopies shall be of solid material and complement the color of the building to which they are affixed or associated.
- H. Gas station canopies shall be located in the side or rear yard only and must be set back from the property and right-of-way lines a minimum of the required setback of accessory buildings, as required in the zoning district where located, and must not interfere with street trees or public utilities.

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Section 5.5 Civic Buildings

Civic buildings should create visual anchors for the community and shall adhere to the following:

- A. Civic building walls shall primarily be clad in stone, stucco, brick, decorative concrete block, wood, vinyl siding, or similar material. Cast concrete, standard concrete block, and metal may be used as minority elements (maximum of 25 percent) on facades visible from the street.
- B. Pitched roofs should be clad in standing seam metal, slate, asphalt shingles or similar material. Long span metal panels may be used on pitched roofs that are not visible from the street.

Section 5.6 Industrial Buildings

- A. Front facades of industrial buildings shall be primarily brick, stucco, stone, decorative concrete block, or other materials similar in appearance and durability. Standard concrete block, cast concrete, and metal may be used as minority elements (maximum of 50 percent) on the front facade. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
- B. Pitched roofs shall be clad in standing seam metal, long span metal panels, slate, asphalt shingles or similar material.
- C. Flat roofs shall incorporate parapet walls to conceal the flat portions of the roof elevations that are visible from any public street. Parapet walls or screen walls that match the primary building material shall screen roof-top mechanical equipment from the street.

Section 5.7 Alternative Methods of Compliance

5.7.1 Use of Alternate Plan, Material, or Methods

Alternate design plans, building materials or construction techniques may be used when unreasonable or impractical situations would result from the application of architectural design standards. Such situations may result from unique site conditions, innovative design applications, and/or unified development design.

5.7.2 Evaluation by Planning Board

The performance of alternate design standards shall be evaluated by the Planning Board to determine if the alternate design meets the intent and purpose of this ordinance. This determination shall take into account the land use of adjacent property, the orientation of the building to public streets, the building typology, the intended use of the structure, attention to architectural detail, scale and mass.

5.7.3 Appeal

Decisions of the Planning Board regarding alternate methods of compliance may be appealed to the Board of Adjustment in accordance with Chapter 15.